

HOUSING MARKET INFORMATION

HOUSING NOW TABLES

Calgary CMA

Date Released: May 2017



Housing market intelligence you can count on

Canada



Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the **Housing Now** report has become the **Housing Now Tables** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the **Housing Market Insight**. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The **Housing Market Insight** will be released shortly.

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

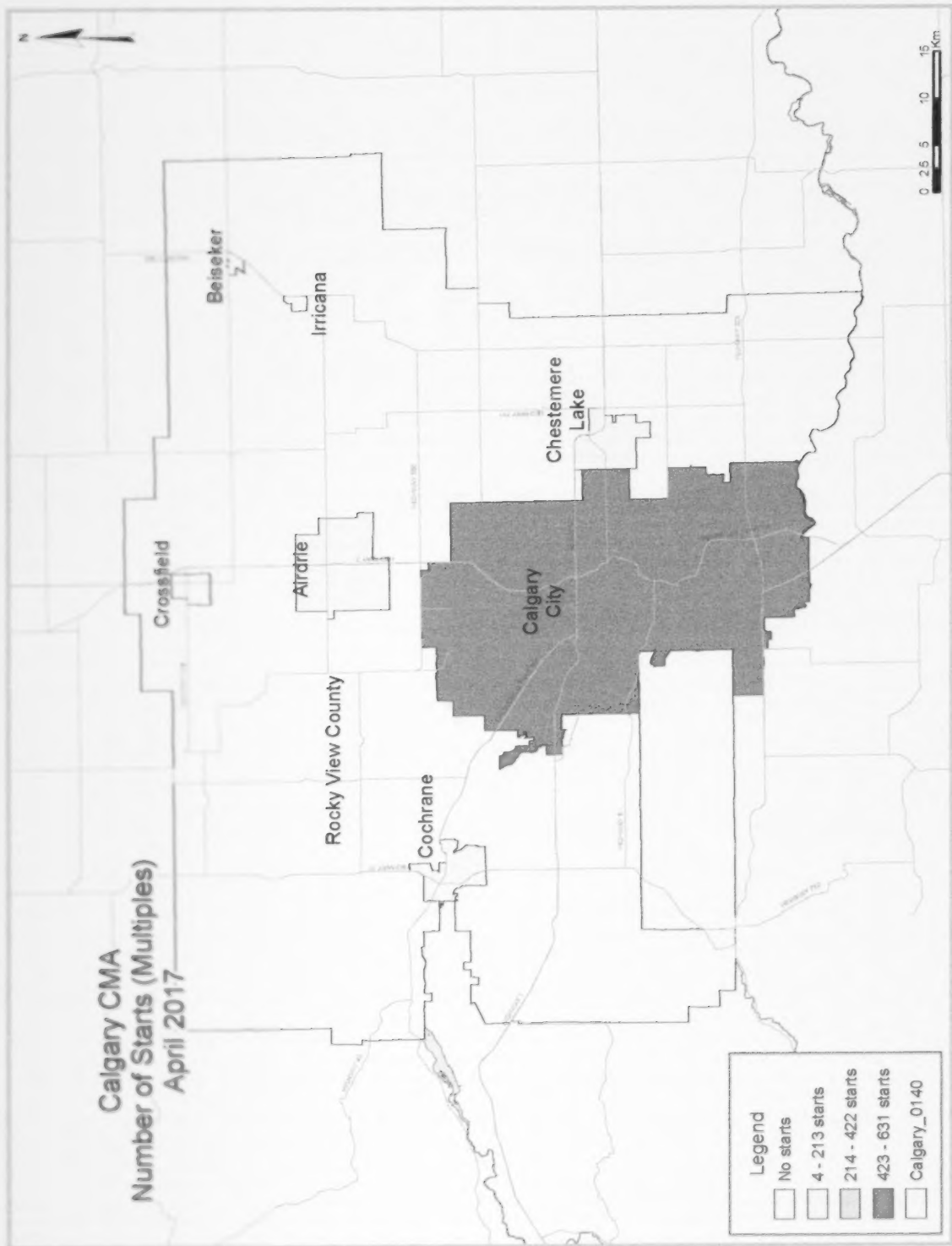
Housing Observer Online

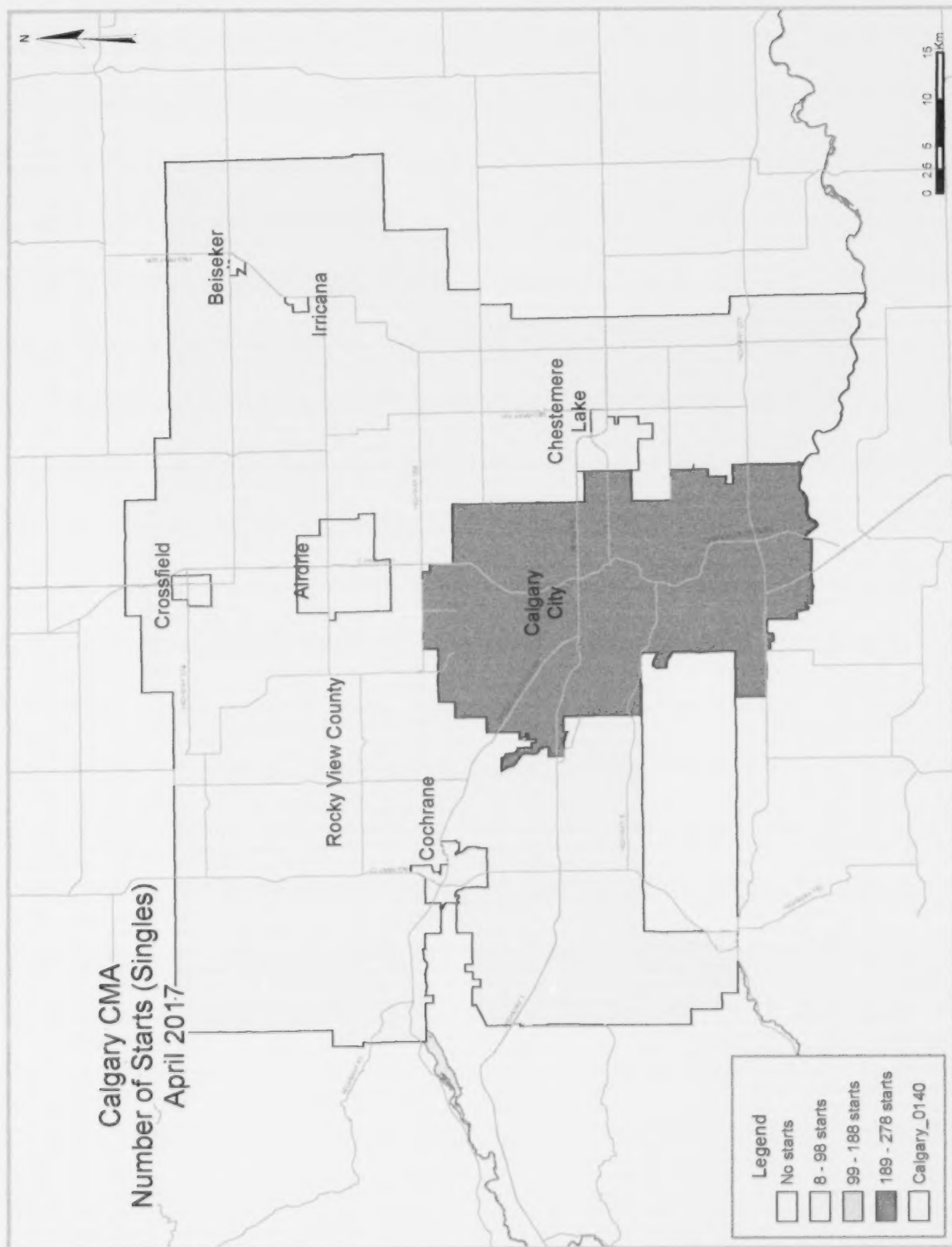
Featuring quick reads and videos on...

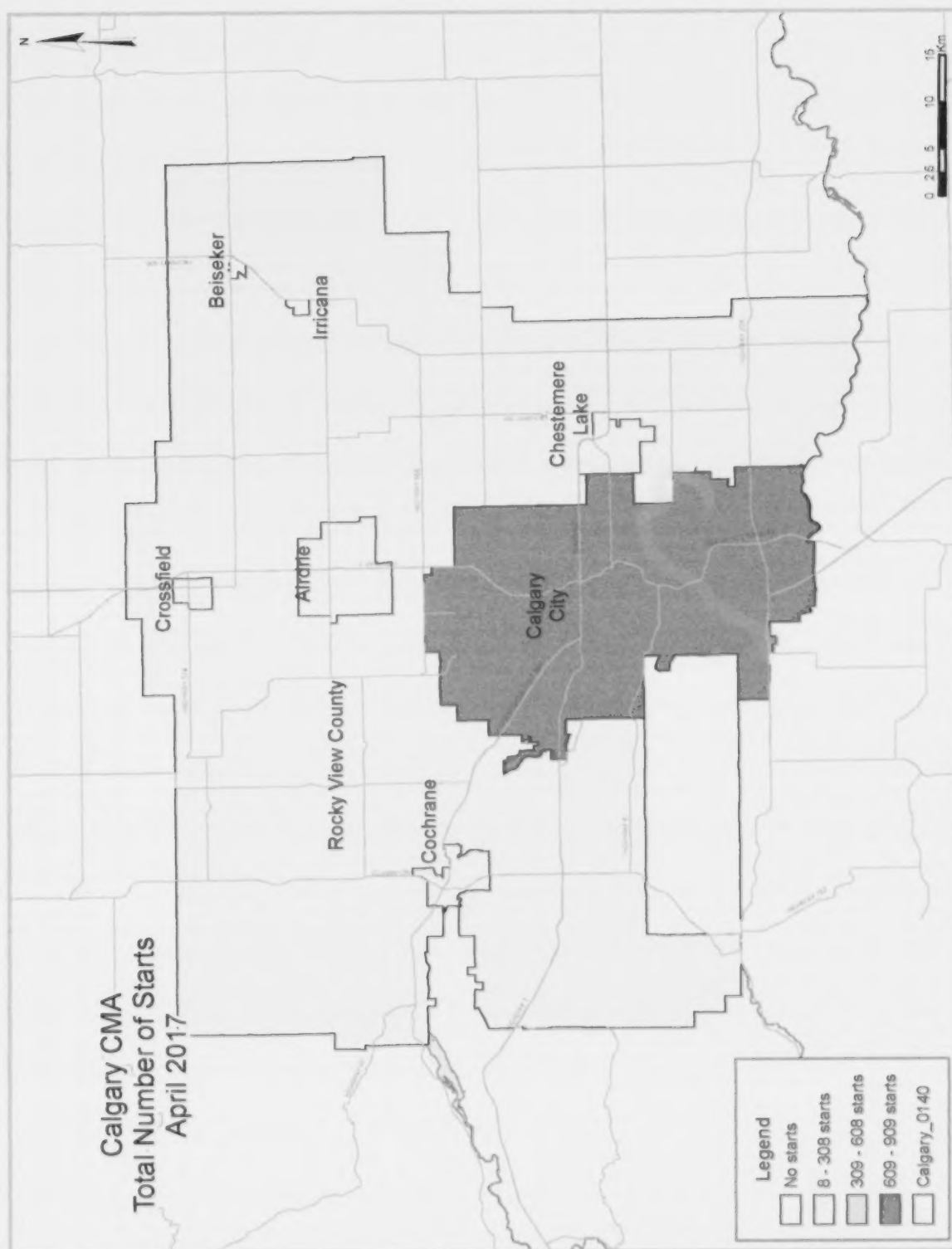
- Analysis and data
- Timely insights
- Updates to housing conditions and trends & much more!

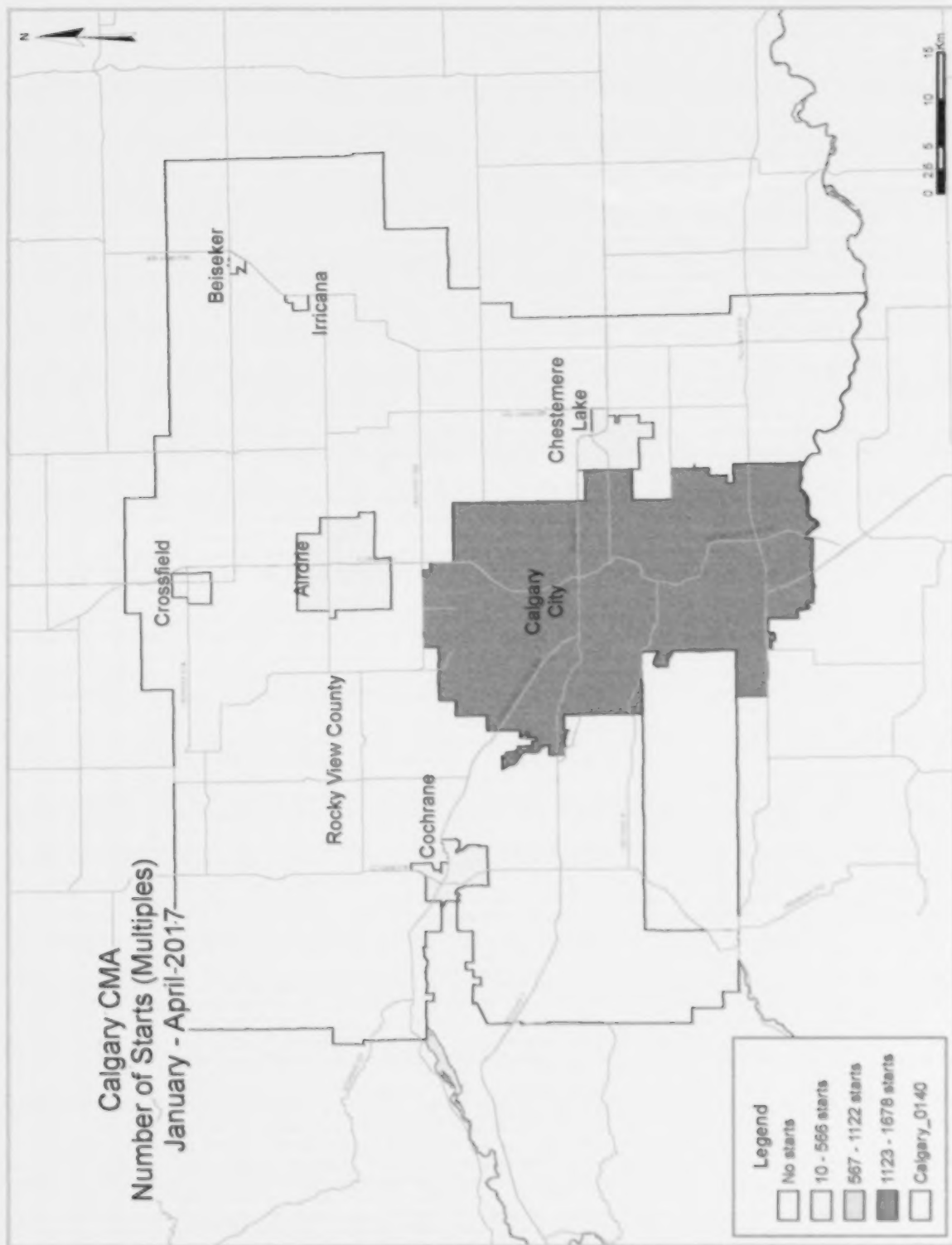
All links can be shared in social media friendly formats!

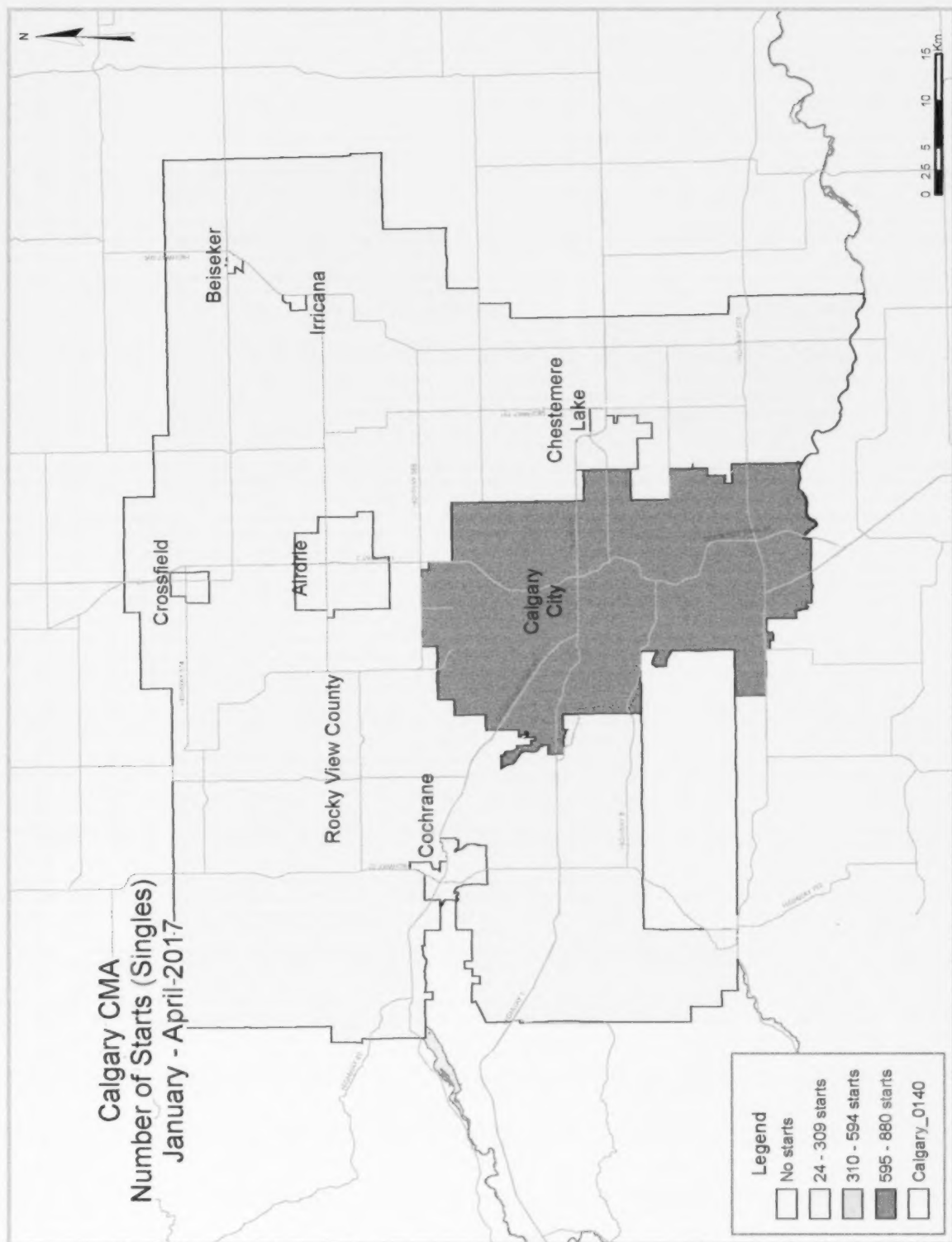
Subscribe today to stay in the know!
www.cmhc.ca/observer

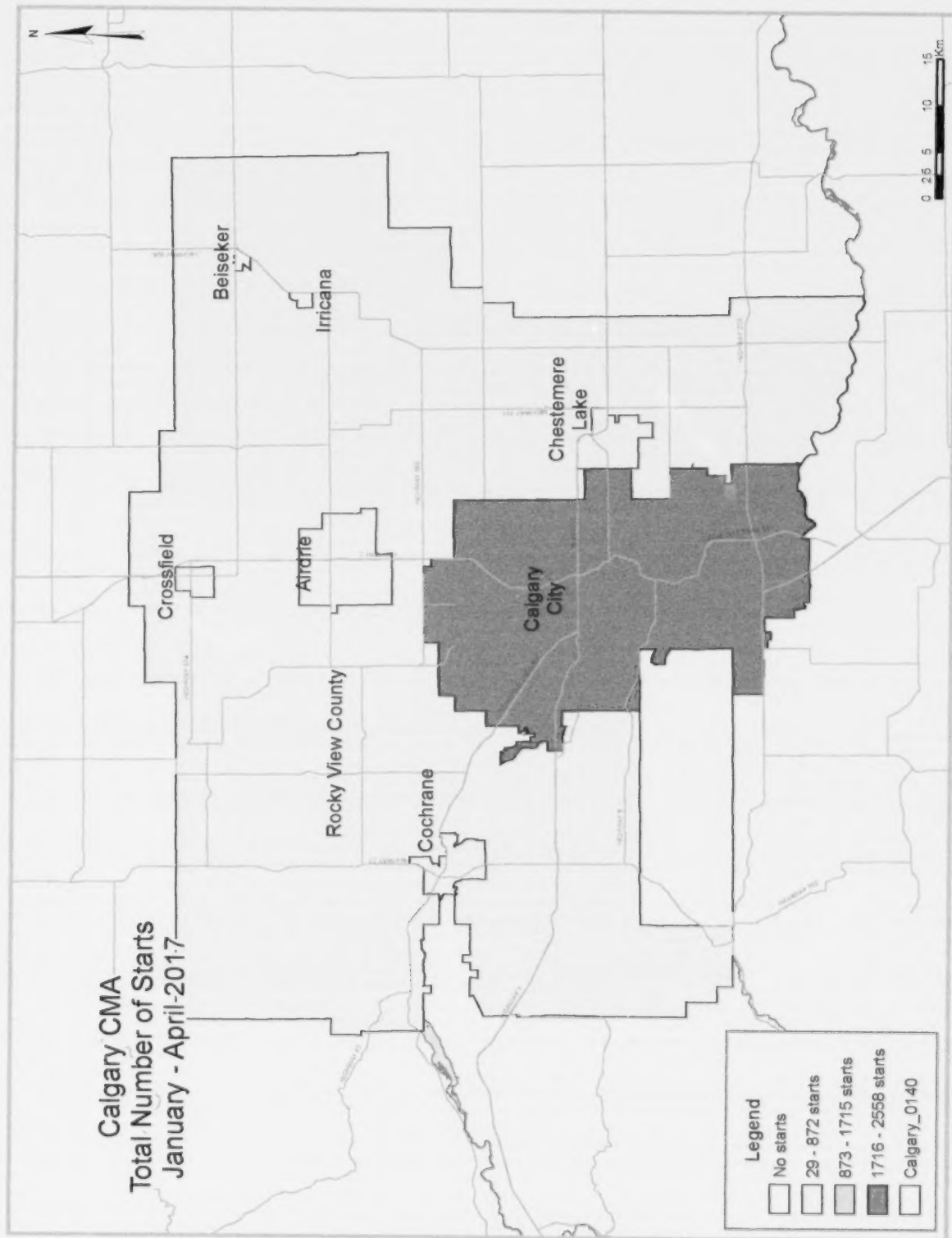












HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Starts (SAAR and Trend)
- 1.1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

- 1.2 Housing Activity Summary by Submarket
- 1.3 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market -- Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units
- 5 MLS® Residential Activity
- 6 Economic Indicators

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend)**April 2017**

Calgary CMA¹	March 2017	April 2017
Trend ²	9,045	9,964
SAAR	14,593	12,995
	April 2016	April 2017
Actual		
April - Single-Detached	224	402
April - Multiples	591	697
April - Total	815	1,099
January to April - Single-Detached	884	1,202
January to April - Multiples	1,498	1,976
January to April - Total	2,382	3,178

Source: CMHC

¹ Census Metropolitan Area² The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Calgary CMA**April 2017**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
April 2017	402	106	66	0	94	331	0	100	1,099
April 2016	224	70	12	0	116	369	0	24	815
% Change	79.5	51.4	**	n/a	-19.0	-10.3	n/a	**	34.8
Year-to-date 2017	1,202	328	186	0	251	784	0	427	3,178
Year-to-date 2016	884	210	40	0	301	793	0	154	2,382
% Change	36.0	56.2	**	n/a	-16.6	-1.1	n/a	177.3	33.4
UNDER CONSTRUCTION									
April 2017	2,250	682	380	0	651	4,367	13	753	9,096
April 2016	2,165	678	155	1	1,107	5,963	17	1,969	12,055
% Change	3.9	0.6	145.2	-100.0	-41.2	-26.8	-23.5	-61.8	-24.5
COMPLETIONS									
April 2017	308	76	62	0	52	185	4	154	841
April 2016	404	90	42	0	80	758	13	111	1,498
% Change	-23.8	-15.6	47.6	n/a	-35.0	-75.6	-69.2	38.7	-43.9
Year-to-date 2017	1,150	300	121	1	277	1,289	6	764	3,908
Year-to-date 2016	1,082	258	79	1	484	1,433	37	716	4,090
% Change	6.3	16.3	53.2	0.0	-42.8	-10.0	-83.8	6.7	-4.4
COMPLETED & NOT ABSORBED									
April 2017	443	152	55	0	159	1,170	n/a	n/a	1,979
April 2016	387	126	9	0	102	367	n/a	n/a	991
% Change	14.5	20.6	**	n/a	55.9	**	n/a	n/a	99.7
ABSORBED									
April 2017	330	87	38	0	59	199	n/a	n/a	713
April 2016	381	83	34	0	103	687	n/a	n/a	1,288
% Change	-13.4	4.8	11.8	n/a	-42.7	-71.0	n/a	n/a	-110.6
Year-to-date 2017	1,089	297	83	1	269	894	n/a	n/a	2,633
Year-to-date 2016	1,053	254	71	1	452	1,260	n/a	n/a	3,091
% Change	3.4	16.9	16.9	0.0	-40.5	-29.0	n/a	n/a	-14.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2017

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Calgary City									
April 2017	278	78	53	0	69	331	0	100	909
April 2016	174	46	12	0	101	325	0	24	682
Airdrie									
April 2017	59	16	7	0	0	0	0	0	82
April 2016	11	12	0	0	10	44	0	0	77
Beiseker									
April 2017	0	0	0	0	0	0	0	0	0
April 2016	0	0	0	0	0	0	0	0	0
Chestermere Lake									
April 2017	17	4	0	0	0	0	0	0	21
April 2016	6	0	0	0	5	0	0	0	11
Cochrane									
April 2017	26	8	6	0	25	0	0	0	65
April 2016	13	8	0	0	0	0	0	0	21
Crossfield									
April 2017	8	0	0	0	0	0	0	0	8
April 2016	5	0	0	0	0	0	0	0	5
Irricana									
April 2017	0	0	0	0	0	0	0	0	0
April 2016	0	0	0	0	0	0	0	0	0
Rocky View County									
April 2017	14	0	0	0	0	0	0	0	14
April 2016	15	4	0	0	0	0	0	0	19
First Nations									
April 2017	0	0	0	0	0	0	0	0	0
April 2016	0	0	0	0	0	0	0	0	0
Calgary CMA									
April 2017	402	106	66	0	94	331	0	100	1,099
April 2016	224	70	12	0	116	369	0	24	815

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket**April 2017**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Calgary City									
April 2017	1,608	530	267	0	360	4,292	13	666	7,736
April 2016	1,499	512	97	1	630	5,690	5	1,810	10,244
Airdrie									
April 2017	252	74	81	0	128	64	0	0	599
April 2016	261	78	54	0	260	273	0	159	1,085
Beiseker									
April 2017	0	0	0	0	0	0	0	0	0
April 2016	2	0	0	0	0	0	0	0	2
Chestermere Lake									
April 2017	49	14	0	0	29	0	0	0	92
April 2016	89	4	0	0	16	0	0	0	109
Cochrane									
April 2017	138	54	32	0	134	11	0	87	456
April 2016	123	64	0	0	201	0	12	0	400
Crossfield									
April 2017	38	0	0	0	0	0	0	0	38
April 2016	18	4	4	0	0	0	0	0	26
Irricana									
April 2017	0	2	0	0	0	0	0	0	2
April 2016	2	0	0	0	0	0	0	0	2
Rocky View County									
April 2017	165	8	0	0	0	0	0	0	173
April 2016	171	16	0	0	0	0	0	0	187
First Nations									
April 2017	0	0	0	0	0	0	0	0	0
April 2016	0	0	0	0	0	0	0	0	0
Calgary CMA									
April 2017	2,250	682	380	0	651	4,367	13	753	9,096
April 2016	2,165	678	155	1	1,107	5,963	17	1,969	12,055

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2017

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Calgary City									
April 2017	260	64	15	0	46	185	4	154	728
April 2016	309	82	19	0	66	758	1	111	1,346
Airdrie									
April 2017	17	2	24	0	0	0	0	0	43
April 2016	38	2	23	0	2	0	0	0	65
Beiseker									
April 2017	0	0	0	0	0	0	0	0	0
April 2016	0	0	0	0	0	0	0	0	0
Chestermere Lake									
April 2017	7	0	0	0	6	0	0	0	13
April 2016	18	0	0	0	0	0	0	0	18
Cochrane									
April 2017	6	8	23	0	0	0	0	0	37
April 2016	23	6	0	0	12	0	12	0	53
Crossfield									
April 2017	4	0	0	0	0	0	0	0	4
April 2016	2	0	0	0	0	0	0	0	2
Irricana									
April 2017	0	0	0	0	0	0	0	0	0
April 2016	0	0	0	0	0	0	0	0	0
Rocky View County									
April 2017	14	2	0	0	0	0	0	0	16
April 2016	14	0	0	0	0	0	0	0	14
First Nations									
April 2017	0	0	0	0	0	0	0	0	0
April 2016	0	0	0	0	0	0	0	0	0
Calgary CMA									
April 2017	308	76	62	0	52	185	4	154	841
April 2016	404	90	42	0	80	758	13	111	1,498

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket**April 2017**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Calgary City									
April 2017	311	111	8	0	122	1,154	n/a	n/a	1,706
April 2016	278	109	8	0	90	361	n/a	n/a	846
Airdrie									
April 2017	48	26	38	0	10	12	n/a	n/a	134
April 2016	41	4	1	0	3	0	n/a	n/a	49
Beiseker									
April 2017	0	0	0	0	0	0	n/a	n/a	0
April 2016	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
April 2017	12	1	0	0	16	0	n/a	n/a	29
April 2016	15	1	0	0	0	0	n/a	n/a	16
Cochrane									
April 2017	31	12	9	0	11	4	n/a	n/a	67
April 2016	33	12	0	0	9	6	n/a	n/a	60
Crossfield									
April 2017	10	0	0	0	0	0	n/a	n/a	10
April 2016	0	0	0	0	0	0	n/a	n/a	0
Irricana									
April 2017	0	0	0	0	0	0	n/a	n/a	0
April 2016	0	0	0	0	0	0	n/a	n/a	0
Rocky View County									
April 2017	31	2	0	0	0	0	n/a	n/a	33
April 2016	20	0	0	0	0	0	n/a	n/a	20
First Nations									
April 2017	0	0	0	0	0	0	n/a	n/a	0
April 2016	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
April 2017	443	152	55	0	159	1,170	n/a	n/a	1,979
April 2016	387	126	9	0	102	367	n/a	n/a	991

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket

April 2017

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Calgary City									
April 2017	267	67	15	0	55	199	n/a	n/a	603
April 2016	288	77	11	0	94	686	n/a	n/a	1,156
Airdrie									
April 2017	26	10	6	0	0	0	n/a	n/a	42
April 2016	36	0	23	0	2	1	n/a	n/a	62
Beiseker									
April 2017	0	0	0	0	0	0	n/a	n/a	0
April 2016	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
April 2017	6	0	0	0	4	0	n/a	n/a	10
April 2016	18	0	0	0	0	0	n/a	n/a	18
Cochrane									
April 2017	9	10	17	0	0	0	n/a	n/a	36
April 2016	22	6	0	0	7	0	n/a	n/a	35
Crossfield									
April 2017	6	0	0	0	0	0	n/a	n/a	6
April 2016	2	0	0	0	0	0	n/a	n/a	2
Irricana									
April 2017	0	0	0	0	0	0	n/a	n/a	0
April 2016	0	0	0	0	0	0	n/a	n/a	0
Rocky View County									
April 2017	16	0	0	0	0	0	n/a	n/a	16
April 2016	15	0	0	0	0	0	n/a	n/a	15
First Nations									
April 2017	0	0	0	0	0	0	n/a	n/a	0
April 2016	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
April 2017	330	87	38	0	59	199	n/a	n/a	713
April 2016	381	83	34	0	103	687	n/a	n/a	1,288

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Calgary CMA
2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2016	3,489	942	358	0	751	3,543	8	154	9,245
% Change	-15.6	-9.1	-0.8	-100.0	-56.9	-21.4	-52.9	-87.5	-29.1
2015	4,135	1,036	361	2	1,741	4,510	17	1,231	13,033
% Change	-36.3	-27.8	**	n/a	-26.0	-25.8	n/a	87.9	-23.9
2014	6,494	1,434	117	0	2,352	6,079	0	655	17,131
% Change	1.6	9.1	**	-100.0	25.9	122.2	n/a	174.1	36.1
2013	6,390	1,314	25	12	1,868	2,736	0	239	12,584
% Change	7.2	18.4	-43.2	n/a	7.9	-18.6	n/a	-62.3	-2.0
2012	5,961	1,110	44	0	1,732	3,360	0	634	12,841
% Change	17.3	21.7	**	n/a	46.0	78.2	n/a	188.2	38.2
2011	5,084	912	4	0	1,186	1,886	0	220	9,292
% Change	-12.1	0.4	-87.5	n/a	-0.4	77.4	n/a	-23.1	0.3
2010	5,782	908	32	0	1,191	1,063	0	286	9,262
% Change	21.1	25.4	-44.8	n/a	**	177.5	-100.0	**	46.6
2009	4,775	724	58	0	363	383	10	5	6,318
% Change	8.8	8.1	**	n/a	-45.5	-92.8	n/a	-98.6	-44.8
2008	4,387	670	12	0	666	5,335	0	368	11,438
% Change	-43.6	-29.6	-66.7	-100.0	-51.7	59.7	n/a	**	-15.3
2007	7,776	952	36	1	1,380	3,340	0	20	13,505

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type**April 2017**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	% Change
Calgary City	278	174	78	48	122	111	431	349	909	682	33.3
Airdrie	59	11	16	12	7	10	0	44	82	77	6.5
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	17	6	4	0	0	5	0	0	21	11	90.9
Cochrane	26	13	16	8	23	0	0	0	65	21	**
Crossfield	8	5	0	0	0	0	0	0	8	5	60.0
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	14	15	0	4	0	0	0	0	14	19	-26.3
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	402	224	114	72	152	126	431	393	1,099	815	34.8

Table 2.1: Starts by Submarket and by Dwelling Type**January - April 2017**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Calgary City	880	631	238	142	316	237	1,124	891	2,558	1,901	34.6
Airdrie	147	107	54	44	58	70	0	56	259	277	-6.5
Beiseker	0	1	0	0	0	0	0	0	0	1	-100.0
Chestermere Lake	24	28	10	0	0	16	0	0	34	44	-22.7
Cochrane	74	60	36	20	53	16	87	0	250	96	160.4
Crossfield	29	15	0	2	0	0	0	0	29	17	70.6
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	48	42	0	4	0	0	0	0	48	46	4.3
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	1,202	884	338	212	427	339	1,211	947	3,178	2,382	33.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016
Calgary City	122	111	0	0	331	325	100	24
Airdrie	7	10	0	0	0	44	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	5	0	0	0	0	0	0
Cochrane	23	0	0	0	0	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	152	126	0	0	331	369	100	24

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Calgary City	316	237	0	0	784	737	340	154
Airdrie	58	70	0	0	0	56	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	16	0	0	0	0	0	0
Cochrane	53	16	0	0	0	0	87	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	427	339	0	0	784	793	427	154

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
April 2017

Submarket	Freehold		Condominium		Rental		Total*	
	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016
Calgary City	409	232	400	426	100	24	909	682
Airdrie	82	23	0	54	0	0	82	77
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	21	6	0	5	0	0	21	11
Cochrane	40	21	25	0	0	0	65	21
Crossfield	8	5	0	0	0	0	8	5
Irricana	0	0	0	0	0	0	0	0
Rocky View County	14	19	0	0	0	0	14	19
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	574	306	425	485	100	24	1,099	815

Table 2.5: Starts by Submarket and by Intended Market
January - April 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Calgary City	1,267	794	951	953	340	154	2,558	1,901
Airdrie	219	168	40	109	0	0	259	277
Beiseker	0	1	0	0	0	0	0	1
Chestermere Lake	34	28	0	16	0	0	34	44
Cochrane	119	80	44	16	87	0	250	96
Crossfield	29	17	0	0	0	0	29	17
Irricana	0	0	0	0	0	0	0	0
Rocky View County	48	46	0	0	0	0	48	46
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	1,716	1,134	1,035	1,094	427	154	3,178	2,382

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
April 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	% Change
Calgary City	260	310	68	90	61	77	339	869	728	1,346	-45.9
Airdrie	17	38	2	4	24	23	0	0	43	65	-33.8
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	7	18	0	0	6	0	0	0	13	18	-27.8
Cochrane	8	23	8	6	23	24	0	0	37	53	-30.2
Crossfield	4	2	0	0	0	0	0	0	4	2	100.0
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	14	14	2	0	0	0	0	0	16	14	14.3
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	308	405	80	100	114	124	339	869	841	1,498	-43.9

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Calgary City	804	774	208	234	241	391	2,041	1,915	3,294	3,314	-0.6
Airdrie	164	129	56	12	87	93	12	154	319	388	-17.8
Beiseker	0	1	0	0	0	0	0	0	0	1	-100.0
Chestermere Lake	28	50	0	2	31	0	0	0	59	52	13.5
Cochrane	60	63	34	28	33	97	0	80	127	268	-52.6
Crossfield	18	5	6	0	0	0	0	0	24	5	**
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	77	62	8	0	0	0	0	0	85	62	37.1
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	1,151	1,084	312	276	392	581	2,053	2,149	3,908	4,090	-4.4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016
Calgary City	57	77	4	0	185	758	154	111
Airdrie	24	23	0	0	0	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	6	0	0	0	0	0	0	0
Cochrane	23	12	0	12	0	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	110	112	4	12	185	758	154	111

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Calgary City	237	379	4	12	1,277	1,341	764	574
Airdrie	87	93	0	0	12	12	0	142
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	31	0	0	0	0	0	0	0
Cochrane	33	73	0	24	0	80	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	388	545	4	36	1,289	1,433	764	716

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
April 2017

Submarket	Freehold		Condominium		Rental		Total*	
	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016
Calgary City	339	410	231	824	158	112	728	1,346
Airdrie	43	63	0	2	0	0	43	65
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	7	18	6	0	0	0	13	18
Cochrane	37	29	0	12	0	12	37	53
Crossfield	4	2	0	0	0	0	4	2
Irricana	0	0	0	0	0	0	0	0
Rocky View County	16	14	0	0	0	0	16	14
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	446	536	237	838	158	124	841	1,498

Table 3.5: Completions by Submarket and by Intended Market
January - April 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Calgary City	1,048	1,026	1,476	1,701	770	587	3,294	3,314
Airdrie	265	182	54	64	0	142	319	388
Beiseker	0	1	0	0	0	0	0	1
Chestermere Lake	28	52	31	0	0	0	59	52
Cochrane	121	91	6	153	0	24	127	268
Crossfield	24	5	0	0	0	0	24	5
Irricana	0	0	0	0	0	0	0	0
Rocky View County	85	62	0	0	0	0	85	62
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	1,571	1,419	1,567	1,918	770	753	3,908	4,090

Source: CMHC (Status and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range

April 2017

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$550,000		\$550,000 - \$649,999		\$650,000 - \$749,999		\$750,000 - \$849,999		\$850,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Calgary City													
April 2017	89	33.5	106	39.8	40	15.0	8	3.0	23	8.6	266	590,000	657,694
April 2016	141	49.0	76	26.4	22	7.6	13	4.5	36	12.5	288	550,000	666,654
Year-to-date 2017	302	39.0	228	29.5	96	12.4	23	3.0	125	16.1	774	580,000	692,415
Year-to-date 2016	307	41.0	186	24.9	77	10.3	40	5.3	138	18.4	748	580,000	725,090
Airdrie													
April 2017	23	88.5	3	11.5	0	0.0	0	0.0	0	0.0	26	465,000	476,404
April 2016	28	77.8	7	19.4	1	2.8	0	0.0	0	0.0	36	492,500	499,845
Year-to-date 2017	122	83.0	17	11.6	7	4.8	0	0.0	1	0.7	147	475,000	482,837
Year-to-date 2016	76	58.5	30	23.1	11	8.5	5	3.8	8	6.2	130	530,000	574,345
Beiseker													
April 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Chestermere Lake													
April 2017	0	0.0	0	0.0	4	66.7	1	16.7	1	16.7	6	-	881,467
April 2016	4	22.2	8	44.4	1	5.6	3	16.7	2	11.1	18	622,500	688,389
Year-to-date 2017	3	10.7	10	35.7	6	21.4	4	14.3	5	17.9	28	-	781,082
Year-to-date 2016	9	18.8	14	29.2	5	10.4	10	20.8	10	20.8	48	642,500	707,253
Cochrane													
April 2017	8	88.9	1	11.1	0	0.0	0	0.0	0	0.0	9	-	420,422
April 2016	17	77.3	3	13.6	2	9.1	0	0.0	0	0.0	22	477,500	503,883
Year-to-date 2017	48	87.3	5	9.1	0	0.0	1	1.8	1	1.8	55	445,000	448,506
Year-to-date 2016	43	72.9	8	13.6	3	5.1	3	5.1	2	3.4	59	480,000	525,933
Crossfield													
April 2017	6	100.0	0	0.0	0	0.0	0	0.0	0	0.0	6	-	412,103
April 2016	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2017	18	100.0	0	0.0	0	0.0	0	0.0	0	0.0	18	-	392,901
Year-to-date 2016	3	60.0	2	40.0	0	0.0	0	0.0	0	0.0	5	-	-
Irricana													
April 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Rocky View County													
April 2017	2	18.2	1	9.1	0	0.0	0	0.0	8	72.7	11	995,000	1,178,445
April 2016	2	13.3	0	0.0	0	0.0	1	6.7	12	80.0	15	-	-
Year-to-date 2017	15	24.6	3	4.9	4	6.6	8	13.1	31	50.8	61	865,000	1,047,261
Year-to-date 2016	10	16.1	1	1.6	3	4.8	4	6.5	44	71.0	62	1,000,000	1,176,297
First Nations													
April 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Calgary CMA													
April 2017	128	39.5	111	34.3	44	13.6	9	2.8	32	9.9	324	580,000	653,831
April 2016	194	50.9	94	24.7	26	6.8	17	4.5	50	13.1	381	550,000	660,078
Year-to-date 2017	508	46.9	263	24.3	113	10.4	36	3.3	163	15.1	1,083	560,000	667,716
Year-to-date 2016	449	42.6	241	22.9	99	9.4	62	5.9	202	19.2	1,053	575,000	720,181

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
April 2017

Submarket	April 2017	April 2016	% Change	YTD 2017	YTD 2016	% Change
Calgary City	657,694	666,654	-1.3	692,415	725,090	-4.5
Airdrie	476,404	499,845	-4.7	482,837	574,345	-15.9
Beiseker	-	-	n/a	-	-	n/a
Chestermere Lake	881,467	688,389	28.0	781,082	707,253	10.4
Cochrane	420,422	503,883	-16.6	448,506	525,933	-14.7
Crossfield	412,103	-	n/a	392,901	-	n/a
Irricana	-	-	n/a	-	-	n/a
Rocky View County	1,178,445	-	n/a	1,047,261	1,176,297	-11.0
First Nations	-	-	n/a	-	-	n/a
Calgary CMA	653,831	660,078	-0.9	667,716	720,181	-7.3

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Calgary

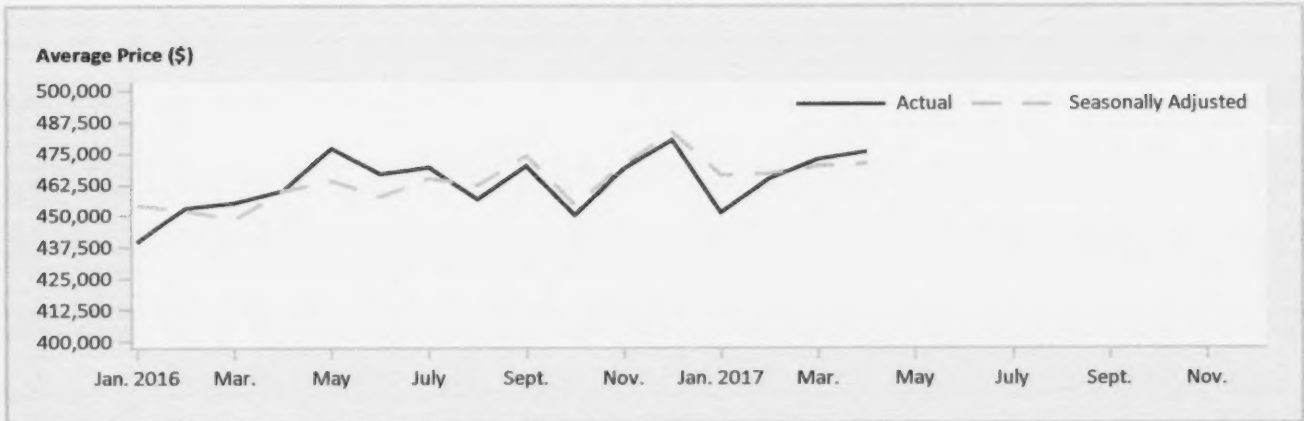


Figure 5.2: MLS® Residential Sales for Calgary

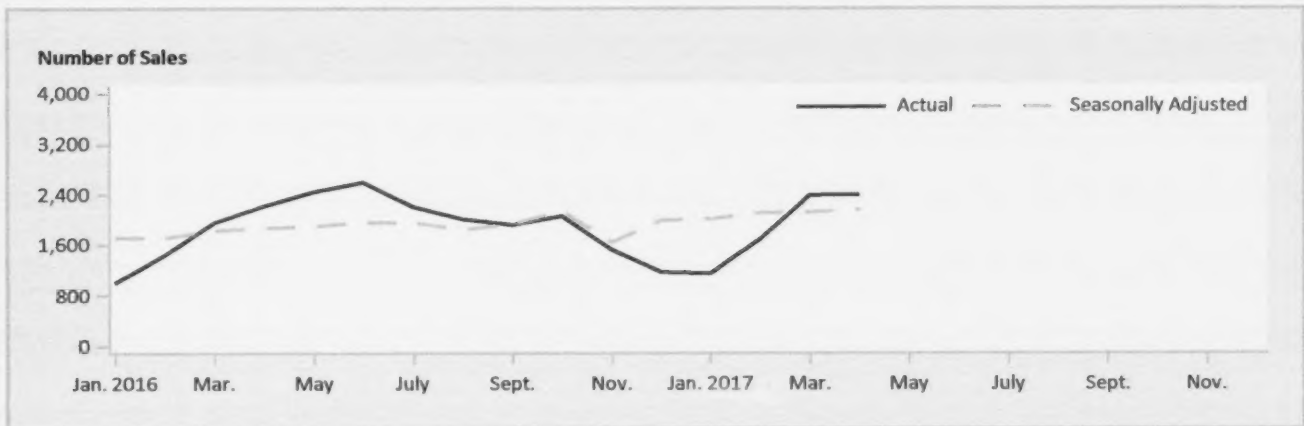
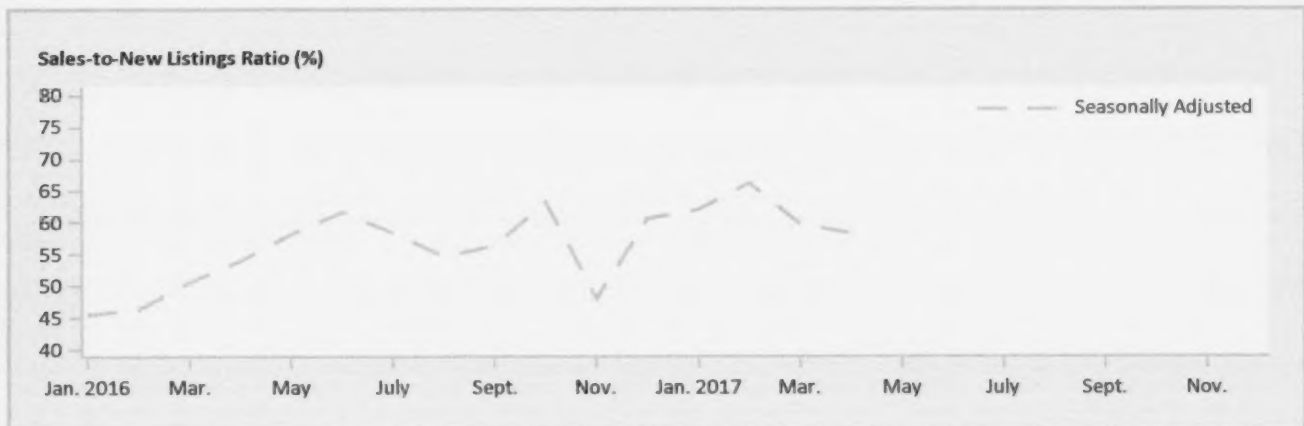


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Calgary



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators

April 2017

		Interest Rates			NHPI, Total, Calgary CMA 2016.12 =100	CPI, 2002 =100	Calgary Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	100.7	134.3	798	7.6	72.3	1,124
	February	561	3.14	4.64	100.2	134.4	798	8.5	73.0	1,124
	March	561	3.14	4.64	100.2	135.5	802	8.9	73.6	1,141
	April	561	3.14	4.64	100.2	135.5	803	8.8	73.4	1,153
	May	561	3.14	4.64	100.4	135.9	801	8.6	72.9	1,162
	June	561	3.14	4.64	99.8	136.6	795	8.8	72.5	1,154
	July	567	3.14	4.74	99.9	135.9	796	9.0	72.6	1,147
	August	567	3.14	4.74	99.9	136.3	798	9.3	72.9	1,137
	September	561	3.14	4.64	99.6	135.7	802	9.6	73.5	1,135
	October	561	3.14	4.64	99.5	136.3	805	10.1	74.1	1,126
	November	561	3.14	4.64	99.8	135.4	810	10.2	74.6	1,127
	December	561	3.14	4.64	100.0	135.3	816	10.1	75.0	1,134
2017	January	561	3.14	4.64	99.9	137.4	818	9.8	74.9	1,134
	February	561	3.14	4.64	99.7	137.2	819	9.4	74.6	1,146
	March	561	3.14	4.64	99.7	137.3	820	9.3	74.4	1,148
	April	561	3.14	4.64		137.9	823	9.3	74.6	1,162
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

P & I means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

NHPI means New Housing Price Index

CPI means Consumer Price Index

SA means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for almost 70 years.

CMHC helps Canadians meet their housing needs. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer objective housing research and information to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on [Twitter](#), [LinkedIn](#), [Facebook](#) and [YouTube](#).

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/en/hoficlincl/homain

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to printed editions of MAC publications, call 1-800-668-2642.

©2017 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please complete the [CMHC Copyright request form](#) and email it to CMHC's Canadian Housing Information Centre at chic@cmhc.ca. For permission, please provide CHIC with the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on

FREE REPORTS AVAILABLE ON-LINE

Local, regional and national analysis and data pertaining to current market conditions and future-oriented trends.

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Regional and Northern
- Housing Market Outlook, Canada and Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

FREE DATA TABLES AVAILABLE ON-LINE

- Housing Construction Activity by Municipality
- Comprehensive Rental Market Survey Tables
- Comprehensive New Home Construction Tables

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

CMHC's Market Analysis Centre provides a wealth of local, regional, and national data, information, and analysis through its suite of reports, data tables, and interactive tools.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

HOUSING MARKET INFORMATION PORTAL!

The housing data you want, the way you want it.

- Information in one central location
- Quick and easy access
- Neighbourhood level data

cmhc.ca/hmportal

Housing Observer Online

Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions and trends & much more!

All links can be shared in social media friendly formats!

Subscribe today to stay in the know!
www.cmhc.ca/observer